

126.0

0001

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,113,800 / 1,113,800

USE VALUE: 1,113,800 / 1,113,800

ASSESSED: 1,113,800 / 1,113,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
105-107		WILDWOOD AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ZANETAS ELAINE	
Owner 2:	
Owner 3:	

Street 1: 107 WILDWOOD AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: SOILLIS CHRISTOS/ETAL -

Owner 2: SOILLIS ELAINE -

Street 1: 29 APPLETON STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 6,877 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Vinyl Exterior and 2701 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6877		Sq. Ft.	Site		0	90.	0.91	10									563,678						563,700	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										80753
GIS Ref										
GIS Ref										
Insp Date										11/17/17



USER DEFINED

Prior Id # 1:	80753
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/11/20	00:09:28
LAST REV Date	Time
01/17/18	09:30:15
ekelly	
9726	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	550,100	0	6,877.	563,700	1,113,800	1,113,800	Year End Roll	12/18/2019
2019	104	FV	410,600	0	6,877.	595,000	1,005,600	1,005,600	Year End Roll	1/3/2019
2018	104	FV	410,600	0	6,877.	438,400	849,000	849,000	Year End Roll	12/20/2017
2017	104	FV	385,100	0	6,877.	419,600	804,700	804,700	Year End Roll	1/3/2017
2016	104	FV	385,100	0	6,877.	388,300	773,400	773,400	Year End	1/4/2016
2015	104	FV	343,200	0	6,877.	325,700	668,900	668,900	Year End Roll	12/11/2014
2014	104	FV	343,200	0	6,877.	318,200	661,400	661,400	Year End Roll	12/16/2013
2013	104	FV	357,100	0	6,877.	303,100	660,200	660,200		12/13/2012

SALES INFORMATION

TAX DISTRICT										PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
SOILLIS CHRISTO	39594-258		6/18/2003	Family			1	No	No				
ANTON MICHAEL/E	24932-220		10/18/1994			217,500	No	No	Y				

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/7/1998	701	Manual	12,500					NEW V/SIDING
7/16/1993	322	Manual	10,000					FOUNDATION REPAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2017	MEAS&NOTICE	HS	Hanne S
2/23/2009	Entry Denied	372	PATRIOT
1/8/2000	Missed Appt.	197	PATRIOT
11/17/1999	Mailer Sent		
11/1/1999	Measured	266	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA / / /

